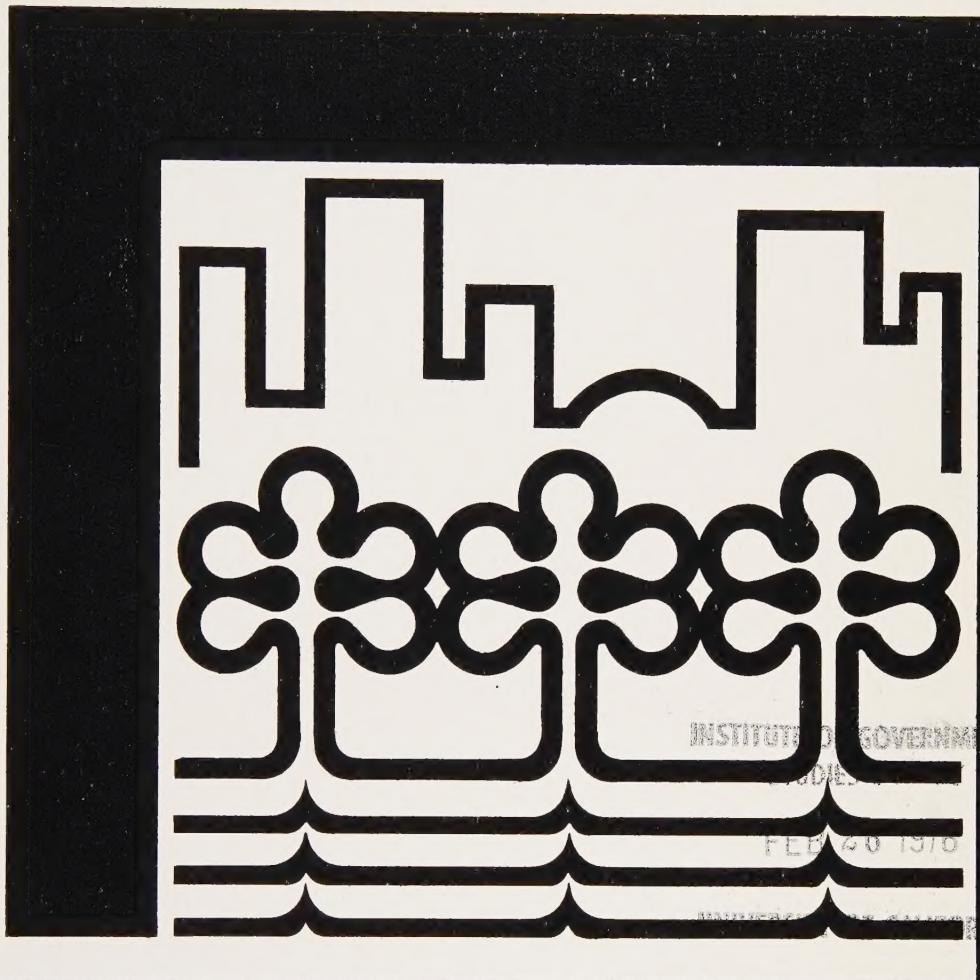


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land use inventory

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City of Torrance Planning Department

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CITY OF TORRANCE PLANNING DEPARTMENT, APRIL, 1974

Land Util. Torrance
zoning //



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INTRODUCTION AND PURPOSE

There are many reasons why an inventory of land use is important. The necessity to know and understand the physical structure of the community, to ascertain the condition of that structure, and to obtain information as to the changes and trends that are taking place in the various areas and classifications of land use are but a few of these reasons.

The inventory itself is not a plan; it consists of data upon which plans are formulated and may be created. The land use inventory is a compilation of certain basic data necessary for the preparation of a land use element, a basic element of the City's Comprehensive General Plan. Section 65302(a) of the California State Planning Law requires that a comprehensive general plan include a land use element which designates the general distribution, location, and extent of land uses for housing, business, industry, recreation, education, and other categories of public and private land use.

A land use inventory is designed to provide basic data on land use characteristics and the various activities that occupy land in the planning area. This data is used in analyzing the current patterns of land use; in addition, it provides a sound foundation for determining and measuring the quantity and most appropriate location of land to be reserved for future development. The land use inventory reflects the effectiveness of land use policies established by the City of Torrance as carried out through the provisions of the zoning, subdivision, and other ordinances which have been used in the past. The reasonableness and effectiveness of the various zones can be analyzed in light of existing development to help determine if changes should be made or new districts added to the ordinance.

It should provide the basis for changes in local policy to protect that which is obviously good, and to prevent the extension of observed conditions that can, if allowed to continue, adversely affect the community. In this regard it is a primary tool for developing future land use policies proposed by the General Plan.

LAND USE CLASSIFICATION FIELD SURVEY PROCEDURES

The land use classification system used in this report was devised by the City of Torrance planning department staff. It is a composite system, drawn from several existing land use classification schemes and was established to meet the specific needs of the City of Torrance. Utilizing this system, land use in Torrance has been broken down into approximately four hundred specific categories (e.g., sporting goods retail, book and stationary retail, physicians services, railroad right-of-way, libraries, etc.). These categories will not be discussed in this report, but

the data collected reflects that breakdown and will be cataloged and used as a valuable land use reference. Land use for every parcel in the City has been designated numerically on load sheets. This data will later be key-punched and stored on data processing cards. This information is being updated monthly and enables the planning department staff to know the precise use which is occurring on all land in the City.

The land use classification system has been divided into six categories: 1) low density residential, 2) medium density residential, 3) commercial, 4) manufacturing, 5) quasi-public, 6) vacant-agriculture-oil-mining. The six classifications have been broken down into eighteen sub-categories, as follows:

Low Density	One and Two Family
Medium Density	Multiple Family, Trailer Courts
Commercial	General Commercial, Service Commercial, Commercial Manufacturing, Hotel and Motel
Manufacturing	No Subcategory
Quasi-Public	Education, Transportation Parking Lots, Religion, Governmental, Airport, Sumps, Channel, Recreation
Vacant-Agriculture- Oil-Mining	Mining-Agriculture, Vacant Land

In 1972 the land use survey and inventory were undertaken to determine the structure of the City based upon a windshield and site inspection of the use on each parcel of land. Using the County of Los Angeles assessor maps and selected current planning maps, the staff, which consisted of several two-man teams, plotted the use of every land parcel in the City. The location of certain structures and the extent of development were obtained from aerial photographs. The field survey included the size and zone of all parcels; the condition of residential structures and parcels, number of stories and addresses were also noted. All parcels were identified by the assessor's parcel numbers and addresses where appropriate. The raw data which were collected during the inventory were analyzed and the results determined the totals for land use, zoning and zoning effectiveness in the City.

ZONING

Zoning is a means of legally controlling the use of land in a city, providing adequate space for each type of development. It controls density of development through the regulation of: the height and bulk of buildings; area of lot which may be occupied; buildings and land for business, and industrial and residential uses. Zoning directs new growth into appropriate areas and protects existing property by imposing requirements on

TABLE I – SUMMARY OF LAND USE DISTRICTS

RESIDENTIAL

R-1 The SINGLE-FAMILY RESIDENTIAL DISTRICT requires a minimum lot area of 6000 sq. ft., permitting a density of about 6 dwellings per acre. Accessory buildings, such as workshop or playhouse, are allowed as well as the raising of flowers and crops. Buildings in the R-1 district cannot be higher than 35 ft.

R-2 The TWO-FAMILY RESIDENTIAL DISTRICT also requires a minimum lot area of 6000 sq. ft., but permits 2 single-family homes or one duplex to be built on a lot, as well as any R-1 use. The building heights limit is 35 ft.

R-3 The LIMITED MULTIPLE-FAMILY RESIDENTIAL DISTRICT permits R-1 or R-2 uses, and also permits several types of apartment buildings at densities up to 27 dwellings per acre. Additionally, educational institutions, parks and religious facilities are allowed. The minimum lot area for the R-3 district is 6000 sq. ft. and the building height limit is 35 ft.

RR-3 The RESTRICTED MULTIPLE-FAMILY RESIDENTIAL DISTRICT allows R-2 or R-3 uses at standards similar to those for the R-3 district. However, single-family homes are *not* permitted in the RR-3 district, and existing structures on a parcel must be removed before new ones are erected.

R-4 The UNLIMITED MULTIPLE-FAMILY RESIDENTIAL DISTRICT permits the same uses as the R-3 district, requires the same minimum lot area, and permits densities up to 43 dwellings per acre. The building height limit is 50 ft. Additional uses permitted in the R-4 district include libraries, museums, hotels, fire and police stations, homes for children and for the aged, and post offices.

R-5 The HIGH RISE RESIDENTIAL DISTRICT encourages high density apartment development, and allows auxiliary commercial uses such as barber and beauty shops and retail cleaners. Height and density are unlimited but high standards are set for recreation and open space, building setbacks, dwelling unit size, etc.

R-TH The RESIDENTIAL TOWNHOUSE DISTRICT conditionally permits single family residential development according to site planning techniques similar to Planned Unit Developments. While dwellings and dwelling sites are individually owned, additional recreational areas may be owned in common and operated via a homeowners association. Maximum permitted density varies from 12 to 15 dwellings per acre.

R-P The RESIDENTIAL-PROFESSIONAL DISTRICT permits R-4 uses, plus professional offices and businesses such as accountants, barbers, insurance agents, real estate agents, etc. Lot area and density standards are the same as those of the R-3 district. Simultaneous residential and professional uses on a single site are *not* permitted in the R-P district.

AGRICULTURAL

A-1 The LIGHT AGRICULTURAL DISTRICT permits single-family residential uses, including the keeping of horses and a temporary stand for the display and sale of products grown on the premises. The minimum lot area allowed in the A-1 district is 6000 sq. ft. and the building height limit is 35 ft.

MANUFACTURING

M-1 The LIGHT MANUFACTURING DISTRICT permits limited commercial and light industrial uses. These must be relatively quiet, odorless, smokeless and dustless.

M-2 The HEAVY MANUFACTURING DISTRICT permits M-1 uses and all industry except those producing excessive smoke, dust, odor, noise, vibrations, etc.

M-L The LIMITED MANUFACTURING DISTRICT accommodates research and development uses. Building setbacks, aesthetic and performance standards, and plan review by the Planning Commission are required to insure compatibility to surrounding residential areas.

COMMERCIAL

C-1 The RETAIL COMMERCIAL DISTRICT allows residential uses by conditional use permit only. Primary uses are retail stores, shops and businesses selling *new merchandise only*. All goods for sale must be displayed within a building.

C-2 The GENERAL COMMERCIAL DISTRICT allows residential uses by conditional use permit only. The C-2 district primarily accommodates retail and wholesale business, either new or second-hand. Also permitted is light manufacturing incidental to the sale of goods from the premises.

C-3 The SOLELY COMMERCIAL DISTRICT permits both light and general commercial uses. Residential uses are not permitted, and residential buildings may be converted to commercial uses only by conditional use permit.

C-4 The SHOPPING CENTER DISTRICT was designed for community shopping centers. Light commercial uses are permitted subject to a minimum lot area of 15000 sq. ft. Some uses are subject to minimum lot dimensions of 75 ft. in width and 200 ft. in depth. All development plans shall be reviewed by the Planning Commission.

C-5 The CONDITIONAL COMMERCIAL DISTRICT permits light and general commercial uses. Residential uses are not permitted. Residential buildings may not be converted to commercial use.

C-R The RESTRICTED COMMERCIAL DISTRICT was designed for neighborhood shopping centers. Standards insure compatibility with surrounding residential areas and include prohibiting the consumption of alcoholic beverages, prohibiting the sale of food at a drive-in or walk-up, a 20 ft. height limit for buildings, sign and architectural control, and required review of development plans by the Planning Commission.

L-P The LIMITED PROFESSIONAL OFFICE DISTRICT was designed for offices and professional services characterized by low volume customer contact. Development standards encourage development compatible with surrounding or abutting residential districts.

SPECIAL

P-1 The OPEN AREA, PLANTING AND PARKING DISTRICT provides landscaped areas, parks and recreation, and off-street parking.

P-D The PLANNED DEVELOPMENT OVERLAY DISTRICT permits condominium and co-operative apartment development by conditional use permit, along with auxiliary uses. The standards of the base district in which the P-D use is situated are applied, and building coverage for the entire development cannot exceed 50%.

P-U The PUBLIC USE DISTRICT permits facilities owned by the City, County, State, Federal or other governments, or facilities leased by these for more than 5 years.

H-M-D The HOSPITAL-MEDICAL-DENTAL DISTRICT permits hospitals, rest homes, guest homes, homes for the aged, medical, dental and related professional offices and accessory uses. Additionally, institutions for the treatment of alcoholics and mentally retarded, and medical and dental schools are conditionally permitted. Development and Performance Standards are set, and all development plans must be approved by the Planning Commission.

C.U.P. The CONDITIONAL USE PERMIT is granted to uses, such as airports, kennels, churches, trailer parks, service stations, etc., which are difficult to classify, or which may be appropriate in several zone districts depending on their unique characteristics. Review by the Planning Commission is required to determine suitability and compatibility with surrounding uses.

P-P The PRECISE PLAN DISTRICT is an overlay zone which may be applied to any base district. It requires the approval of a development plan for the site by the Planning Commission, and is applied in cases where the characteristics of the site are unique, so that development must be considered according to individualized standards.

all future developments. The ordinances are intended to guide and protect private development by stabilizing and preserving property values through separation of incompatible land uses. Through sound zoning practices and comprehensive land use studies, the city can more readily achieve:

1. A proper location for each type of land use.
2. Available space for each type of development.
3. Development of land to reasonable densities in scale with street and utility capacities.
4. Placement of buildings to provide acceptable amounts of light and air.
5. Stability of property values by prohibiting uses which are incompatible.

The zones in the City of Torrance are divided into five general classifications: 1) residential, 2) agriculture, 3) commercial, 4) manufacturing, 5) special. These five classifications are broken down into twenty-four zones which are summarized in Table I. Two of the zones (RTH and LP), even though they exist in law, will not be discussed in this report because no land is presently zoned under these categories.

In addition to the twenty-two zones listed on page 2, there are three special districts which are not classified as zones. The districts incorporated in this category include the P-D (Planned Development Overlay), P-P (Precise Plan Overlay), and the C.U.P. (Conditional Use Permit). The P-D and P-P overlay districts are only used in conjunction with other established zones. The C.U.P. is granted to uses which are difficult to classify or which may be appropriate in several zone districts depending on their unique characteristics.

By far, the most extensively used zoning classification in the City of Torrance is residential. The residential classification includes seven individual zones and represents 47 percent of the total zoned area.* The R-1 zone accounts for 80 percent of the total residential classification. The manufacturing classification totals 32 percent or 3422 acres of the total zoned area in the City. The M-2 zone accounts for approximately 90 percent of the total manufacturing classification. The commercial classification represents 10 percent of the total zoned area, 46 percent of the commercial classification is devoted to the C-3 zone. The special classification totals 7 percent of the zoned area of which 83 percent is devoted to the P-U zone. The agriculture classification represents 4 percent (459 acres) of the total zoned area. Existing zoning is shown on the map following page 7.

Table II, zoning summaries of 1965 and 1972, indicates that the residential zone classification decreased by 2 percent (127 acres). This table reveals that only three

residential zones have increased in size: R-1 (single family zone), R-3 (restricted multiple family), and RP (residential professional) representing increases of 0.38 percent, 22 percent and 8 percent, respectively. The total acreage in the residential zone classification has decreased as a result of rezoning. A major portion of this decline has occurred in the Victor Precinct area where R-3 and R-4 land has been rezoned M-L. Several parcels, which in 1965 were zoned R-1 or R-3 and contained recreational or educational uses, have been rezoned to Public Use.

Commercial zones have increased in size by 16 percent at the expense of the A-1 and M-1 zones. While most of the commercial zones have increased in size, the C-1 and C-2 zones have decreased, 1 percent and 27 percent, respectively. The C-1 and C-2 acreage has diminished as a result of rezoning; parcels along and adjoining Hawthorne Boulevard are now zoned C-5 (conditional commercial).

Two manufacturing zones, M-1 and M-2, have decreased by 41 percent and 5 percent, respectively. The M-2 decrease is a result of the rezoning of the old Towne Mall area to C-3 and parcels along Lomita Boulevard to H-M-D. A major portion of the M-1 land in the Victor Precinct has been rezoned M-L. The M-L (limited manufacturing) zone is a relatively new zone to the City, being adopted in May of 1969; it was modified in 1971 to restrict specific land uses. Approximately 110 acres are devoted to the limited manufacturing zone.

The total acreage of the P-1 (planting and parking) zone has decreased by 25 percent. Until recently, recreation was considered a primary use in the P-1 zone, but all recreational acreage is in the process of being rezoned P-U. The addition of the P-U (public use) and H-M-D (hospital-medical-dental) zones has increased the size of the special zone classification by 644 acres or 987 percent, but has done so at the expense of the residential, agriculture, and manufacturing zones.

Agricultural zoning has decreased by 49 percent or 444 acres. This decrease is partially a result of the rezoning of agriculturally zoned land to single and multiple family zones. In addition, several primary and secondary schools in southeast Torrance, previously zoned A-1, have been rezoned for public use. But the primary reason for this decrease is due to the fact that land along and adjoining Hawthorne Boulevard, between Pacific Coast Highway and Torrance Boulevard has been rezoned commercial: C-2, C-3, and C-5.

Table II summarizes the acreage of the twenty individual zones for 1965 and 1972. Due to the reclassification of land in the City there has been an increase in the total zoning acreage, from 10,640.13 to 10,659.36 acres. The reclassified land (19.23 acres currently zoned A-1) consists of sumps and drainage channel lands that were omitted in the 1965 figures.

*All statistics in the narrative section of this report will be rounded to the nearest whole number whenever possible.

TABLE II

**ZONE UTILIZATION
CITY OF TORRANCE**

Zone Classifications	1965		1972		Percent Change
	Total Acres	Percent of Total Area	Total Acres	Percent of Total Area	
RESIDENTIAL					
Single Family (R-1)	3,974.13	37.35	3,989.30	37.43	+0.38
Two Family (R-2)	261.14	2.45	246.27	2.31	- 5.59
Limited Multi (R-3)	794.88	7.47	682.11	6.40	- 14.18
Restricted Multi (RR-3)	10.49	0.10	12.76	0.12	+21.63
Unlimited Multi (R-4)	38.38	0.36	16.03	0.15	- 58.23
High Rise (R-5)	—	—	4.54	0.04	—
Residential Professional (R-P)	25.75	0.24	27.71	0.26	+7.61
Subtotal	5,104.77	47.97	4,978.72	46.71	- 2.46
COMMERCIAL					
Retail Commercial (C-1)	58.68	0.55	57.92	0.54	- 1.29
General Commercial (C-2)	438.73	4.12	320.63	3.00	- 26.91
Solely Commercial (C-3)	398.29	3.74	503.73	4.73	+26.47
Shopping Center (C-4)	19.67	0.18	39.47	0.37	+100.66
Conditional Commercial (C-5)	24.44	0.23	154.13	1.45	+530.64
Restricted Commercial (C-R)	2.96	0.03	15.03	0.14	+407.77
Subtotal	942.77	8.85	1,090.91	10.23	+15.71
MANUFACTURING					
Light Manufacturing (M-1)	374.63	3.52	221.35	2.08	- 40.91
Heavy Manufacturing (M-2)	3,250.40	30.54	3,090.94	29.00	- 4.90
Limited Manufacturing (M-L)	—	—	109.51	1.03	—
Subtotal	3,625.03	34.06	3,421.80	32.11	- 5.60
SPECIAL					
Planting, Parking (P-1)	65.23	0.61	48.86	0.45	- 25.09
Public Use (P-U)	—	—	588.43	5.52	—
Hospital-Medical-Dental (HMD)	—	—	71.81	0.68	—
Subtotal	65.23	0.61	709.10	6.65	+987.07
AGRICULTURE					
Light Agriculture (A-1)	902.34	8.48	458.83	4.30	- 49.15
Subtotal	902.34	8.48	458.83	4.30	- 49.15
TOTAL	10,640.13	99.97	10,659.36	100.00	

EXISTING LAND UTILIZATIONS

The City of Torrance is 20.49 square miles in size with approximately 21 percent of this area devoted to streets and highways. The total classified area of the City, all land included in the land use and zone classification system, represents the remaining 79 percent or 10,659 acres (16.15 sq. mi.). Following is a breakdown of the existing land use in the City.

The largest land use class in the City is low density residential. It occupies a total of 4016 acres or 37 percent of all the classified land area in Torrance. Low density residential includes single and two family dwellings. The medium density residential classification utilizes 5 percent or 535 acres of the total City area. The medium density residential classification includes all multiple residential uses of three or more units.

The commercial classification represents 9 percent or 939 acres of the total land use area. Four subcategories are included in the commercial classification of which 6 percent or 686 acres is devoted to general commercial. Service commercial represents the second largest commercial use, 2 percent or 155 acres of the total area is devoted to this use. Commercial manufacturing occupies 1 percent of the City's classified land. The smallest category in the commercial classification is the motel and hotel group with only 0.02 percent of the classified area being devoted to this use.

The second largest land use classification is the manufacturing use. A total of 18 percent or 1946 acres of the total classified area is devoted to manufacturing.

The quasi-public classification represents 16 percent or 1691 acres of the total classified land. Included in the quasi-public classification are nine categories, of which education is the largest and to which 5 percent or 572 acres of the total classified area is devoted. This category includes parochial, public, private, and trade schools. The Torrance Municipal Airport represents 4 percent of the total quasi-public land and includes airport operations only. Transportation, which utilizes 2 percent or 228 acres of the City's total classified land use, includes rights-of-way for railroads, power and telephone lines. Governmental uses, which include all city, county, state, and federal facilities, represent 2 percent or 184 acres of the total classified land. A total of 1 percent of the quasi-public land is devoted to recreational uses and includes all recreational buildings and parks. The remaining uses in the quasi-public classification include: parking lots, churches and related religious uses, drainage channels, and drainage sumps, representing 2 percent of the total classified land in the City.

The vacant-mining-agriculture classification represents 14 percent (1452 acres) of the total quasi-public land. A breakdown of this classification shows that 10 percent is vacant. The mining and agriculture uses include: all agricultural activities, mining, gravel pits, oil wells, and oil tank farms, representing 3 percent of the total classi-

fied area. Table III, the land utilization table on page 6, shows the size of the land use categories in comparison with one another. Existing land use is shown on the map following page 7.

Table III reveals that low density residential, medium density residential, commercial, manufacturing, and quasi-public land use classifications have increased in size from 1965 to 1972 at the expense of vacant and agricultural land.

The low density residential classification (one and two family) has increased by 3 percent or 117 acres, but the largest residential increase has occurred in medium density. Multiple family uses have increased from 392 to 535 acres, an increase of 37 percent. This substantial increase in residential land uses is a direct result of single and multiple family residential building activity.

The commercial classification registered the largest acreage gain in the City, an increase of 373 acres or 66 percent. Drastic increases have occurred in three of the commercial uses: general commercial, service commercial, and commercial manufacturing, representing increases of 57 percent (238 acres), 109 percent (81 acres), and 104 percent (54 acres), respectively. Commercial land use increased by nearly two-thirds as a result of commercial building activity. Between 1965 and 1972, several large commercial developments were constructed (e.g., Fashion Square, K-Mart, Old Towne Mall, and the Treasury), in addition to numerous neighborhood shopping centers.

The second largest land use classification in the city, manufacturing, increased slightly from 1965 to 1972 by 77 acres or 4 percent. This increase is due to the addition of new manufacturing firms in the City (e.g., Garret, Airesearch, Douglas and Hughes Aircraft, Volvo and Toyota).

Transportation uses registered the largest acreage gain in the quasi-public classification: 84 percent or 104 acres. Table III, page 6, reveals that four other quasi-public uses have increased in size: education, parking lots, religious activities and recreation, representing increases of 3 percent or 15 acres, 56 percent or 11 acres, 23 percent or 11 acres and 26 percent or 27 acres, respectively. Governmental uses decreased by 50 percent (186 acres), but approximately 130 of the 186 acres have been placed in other quasi-public uses: sumps, channels, and recreational uses. The quasi-public classification as a whole has increased by 3 percent, 42 acres.

Table III, representing land use totals of 1965 and 1972, indicates that all land use classifications have increased in size with the exception of the vacant-agriculture-mining classification. Mining and agricultural acreage has decreased by 24 percent or 108 acres. A major portion of this land is now occupied by commercial uses; with smaller parcels devoted to single family residential. Vacant land in the City of Torrance has decreased by 35 percent or 626 acres. This acreage is now largely devoted

TABLE III
EXISTING LAND UTILIZATION
CITY OF TORRANCE

<u>Land Uses</u>	1965		1972		<u>Percent Change</u>
	<u>Total Acres</u>	<u>Percent of Total Area</u>	<u>Total Acres</u>	<u>Percent of Total Area</u>	
LOW DENSITY RESIDENTIAL					
One and Two Family	3,898.75	36.64	4,016.12	37.68	+3.01
Subtotal	3,898.75	36.64	4,016.12	37.68	+3.01
MEDIUM DENSITY RESIDENTIAL					
Multiple Family	391.55	3.68	535.36	5.02	+36.72
Trailer Courts	78.73	0.74	78.73	0.74	-
Subtotal	470.28	4.42	614.09	5.76	+30.57
COMMERCIAL					
General Commercial	437.30	4.11	675.42	6.34	56.65
Service Commercial	74.48	0.70	155.59	1.46	+77.24
Commercial Manufacturing	52.13	0.49	106.37	1.00	+104.04
Hotel and Motel	2.12	0.02	2.09	0.02	-1.41
Subtotal	566.03	5.32	939.47	8.82	65.97
MANUFACTURING	<u>1,869.47</u>	<u>17.58</u>	<u>1,946.03</u>	<u>18.26</u>	<u>+4.09</u>
Subtotal	1,869.47	17.58	1,946.03	18.26	+4.09
QUASI-PUBLIC					
Education	557.54	5.24	572.32	5.37	+2.65
Transportation	124.48	1.17	228.47	2.14	+83.53
Parking Lots	19.15	0.18	29.87	0.28	+55.97
Religious Activities	47.88	0.45	58.91	0.55	+23.03
Governmental	370.27	3.48	183.95	1.82	-50.32
Recreation	101.08	0.95	127.62	1.10	+26.25
Airport	390.94	3.67	390.94	3.67	-
Sump	-	-	80.62	0.75	-
Channel	-	-	18.76	0.17	-
Urban Renewal	38.30	0.36	-	-	-
Subtotal	1,649.64	15.50	1,691.46	15.85	+2.53
VACANT-AGRICULTURE-MINING					
Mining-Agriculture	453.26	4.26	345.00	3.24	-23.88
Vacant	1,732.70	16.28	1,130.77	10.39	-34.73
Subtotal	2,185.96	20.54	1,452.19	13.63	-32.48
TOTAL	10,640.13	100.00	10,659.36	100.00	

to commercial and residential uses. The vacant-agriculture-mining classification has decreased by 734 acres or 33 percent. The reclassification of land in the City has caused an increase in the total land use acreage, from 10,640.13 to 10,659.36 acres. The reclassified land includes the Dominguez channel and a small portion of sump land and totals 19.23 acres.

ZONING EFFICIENCY

The efficiency of a zone is determined by computing the ratio between the area devoted to the primary use(s) allowed in the zone and the total area of the zone. Vacant land will also be considered as a primary use assuming that all of the vacant land in a zone will eventually be developed in its primary use. This report will consider all other uses as non-conforming because they do not fall under a zone's primary use classification. The following is a summary of the primary uses in each zone:

<u>Zone</u>	<u>Primary Use(s)</u>
A-1	Mining and Agriculture
P-1	Planting and Parking
R-1	Low Density Residential
R-2	Low Density Residential
R-3	Medium Density Residential
R-4	Medium Density Residential
R-5	High Density Residential
RR-3	Medium Density Residential
R-P	Medium Density Residential and/or Service Commercial
C-R	General and Service Commercial
C-1	General and Service Commercial
C-2	General and Service Commercial and Commercial Manufacturing*
C-3	General and Service Commercial
C-4	General and Service Commercial
C-5	General and Service Commercial
M-1	Manufacturing
M-2	Manufacturing
P-U	City, County, State, and Federal facilities
HMD	Hospital, Medical, and Dental facilities
M-L	Manufacturing

*Light manufacturing incidental to the sale of goods from the premises.

The zoning efficiency in the City of Torrance is extremely high, 82 percent. The total classified land in Torrance is 10,659 acres, of which 7,656 acres are developed with primary uses and 1,107 acres remain vacant. A total of 1,896 acres are considered non-conforming because they are not included in a zone's primary use classification.

Residential zones total 4,979 acres and represent 47 percent of the classified land in the City. These zones are 88 percent efficient: 4,246 acres devoted to low and medium density residential and 138 acres vacant. The R-1 single family residential zone is the largest, having 3,563 acres devoted to this use. Its efficiency rate is extremely high considering the size of the zone.

The manufacturing zones, M-1, M-2 and M-L, represent 32 percent of the total classified land. This category is 75 percent efficient, having 1,941 acres developed with primary uses and 627 acres vacant. The inefficiency rate of the manufacturing zones is explained later in this report.

The six commercial zones represent 10 percent of the total classified area. This classification is 86 percent efficient with 760 acres being developed with primary uses and 184 acres vacant. The most apparent reason for the lack of efficiency in the commercial zone classification is that non-primary uses, most notably apartments, are permitted by the city zoning code in the C-1 and C-2 zones. Multiple family residential does not fall under the primary use classification of either zone. The C-3 (solely commercial) zone, is the largest zone in the commercial classification, with 504 acres devoted to this use. Its efficiency rate, 93 percent, is the highest in the commercial zone classification and reflects the fact that apartments are excluded from this category.

The agriculture zone, A-1, totals 459 acres and represents 4 percent of the total classified area. The zone is 42 percent efficient, having 80 acres devoted to oil wells, gravel pits and agricultural uses, and 113 acres of the total zoned area vacant. The low efficiency of this classification will be examined later in this section.

The special zones, P-1, P-U, and HMD, occupy 655 acres and represent 6 percent of the total classified area. This classification is 93 percent efficient with 598 acres developed in primary uses and 15 acres vacant. The P-U (public use zone) is the largest zone in this classification, with 588 acres devoted to public use. The HMD and P-U zones are the most efficient in the special zone classification, both have an efficiency rate of 100 percent.

Table IV containing zoning efficiencies for 1965 and 1972 indicates that the efficiency rate of the residential classification has increased by 2 percent, or from 83 to 85 percent. This table reveals that the efficiency rate of four residential zones has increased; R-1 (single family), R-2 (two family), R-3 (limited multiple family), and R-4

TABLE IV

**ZONING EFFICIENCY
CITY OF TORRANCE**

<u>Zone</u>	<u>1965</u>				<u>1972</u>			
	<u>Primary Use Acreage</u>	<u>Vacant Acres</u>	<u>Total Primary Acres</u>	<u>Zoning Efficiency</u>	<u>Primary Use Acreage</u>	<u>Vacant Acres</u>	<u>Total Primary Acres</u>	<u>Zoning Efficiency</u>
RESIDENTIAL								
R-1	3,395.62	129.65	3,525.27	88.70	3,562.77	93.01	3,655.78	91.63
R-2	201.92	19.60	221.52	84.82	219.36	4.68	224.04	90.97
R-3	301.69	138.30	439.99	55.34	430.10	32.31	462.41	67.69
RR-3	1.44	5.91	7.35	70.13	6.94	1.58	8.52	66.77
R-4	15.56	6.47	22.03	57.39	14.12	—	14.12	88.08
R-5	—	—	—	—	1.01	—	1.01	22.24
R-P	6.62	10.49	17.11	66.42	11.34	6.34	17.68	63.80
AGRICULTURAL								
A-1	149.92	186.51	336.43	37.27	79.88	113.35	193.23	42.11
MANUFACTURING								
M-1	57.26	122.33	179.59	47.93	34.67	79.93	114.60	51.77
M-2	1,784.49	784.30	2,568.79	79.02	1,898.43	509.68	2,408.11	77.90
M-L	—	—	—	—	8.77	37.69	46.46	42.06
COMMERCIAL								
C-1	36.65	4.58	41.23	70.24	41.10	1.93	43.03	74.29
C-2	183.94	138.44	322.38	73.48	210.75	31.56	242.31	75.57
C-3	197.51	166.41	363.92	91.36	386.68	82.97	469.65	93.23
C-4	19.67	—	19.67	100.00	35.31	3.30	38.61	97.82
C-5	8.27	10.02	18.29	74.82	86.47	57.93	144.40	93.68
C-R	2.42	0.54	2.96	99.99	7.11	6.02	13.13	87.35
SPECIAL								
P-1	58.38	6.73	65.11	99.68	5.42	0.50	5.92	11.09
P-U	—	—	—	—	576.73	11.70	588.43	100.00
HMD	—	—	—	—	39.10	32.71	71.81	100.00
TOTAL	6,421.36	1,730.28	8,151.64	76.61	7,656.06	1,107.19	8,763.25	82.21



(unlimited multiple family), representing increases of 3 percent, 6 percent, 12 percent, and 31 percent respectively. The increased efficiency rate in these four zones indicates that non-primary uses (e.g., education, recreation, etc.) are being rezoned rather than being left as non-conforming uses in the residential zones. In addition, non-primary agricultural uses are being displaced by single and multiple family uses. The efficiency rate of the RR-3 (restricted multiple family) and the R-P (residential professional) zone decreased slightly from 1965 to 1972, 4 percent and 3 percent respectively. This decrease is due to increases in the total acreage of both zones while the primary use acreage remained relatively constant.

The commercial zone classification registered a moderate zoning efficiency increase of 5 percent from 1965 to 1972. A drastic increase in the zoning efficiency rate of the C-5 (conditional commercial zone), 19 percent, has served to stabilize the zoning efficiency of the commercial classification. The efficiency rate of three zones, C-1 (retail commercial), C-2 (general commercial), and C-3 (solely commercial), increased slightly from 1965 to 1972: 4 percent, 2 percent, and 2 percent, respectively. The efficiency rate increase in these commercial zones is due to the fact that educational and governmental uses have been rezoned P-U. Two zones, C-R (restricted commercial), and the C-4 (shopping center) zone, have decreased in efficiency, 13 percent and 2 percent respectively. The efficiency rate of the C-R and C-4 zones has decreased because the primary use acreage has not increased as fast as total zoned acreage.

The efficiency rate of the second largest zone in the City of Torrance, M-2 (heavy manufacturing), declined by 1 percent. Light manufacturing (M-1) registered a gain of 4 percent. A new zone to the City of Torrance, the ML (limited manufacturing) zone, has the lowest efficiency rate in the manufacturing classification, 42 percent. The classification as a whole has increased slightly from 1965 to 1972, 2 percent. The primary reason for the increase in the efficiency rate of the manufacturing classification is that non-primary uses (e.g., education, recreation, and government) have been rezoned P-U.

The agriculture zone classification, A-1, increased its zoning efficiency rate by 5 percent. The primary reason for the low efficiency rate is revealed by the history of the zone. Secondary uses have been allowed in the A-1 zone and many of the uses are non-conforming. The slightly increased efficiency rate indicates that non-conforming uses are being rezoned rather than being forced to conform to the A-1 zoning code.

The special zone classification has changed drastically from 1965 to 1972. The planting and parking zone (P-1) has decreased 89 percent. Until recently, recreation was considered a primary use in the P-1 zone, but all recreational uses are in the process of being rezoned P-U. The P-1 zone will achieve greater efficiency when all recreational areas incorporated in P-1 are rezoned. Two newly created zones, P-U (public use zone) and HMD (hospital-medical-dental zone), have a 100 percent.

efficiency rate. The overall efficiency rate of the special category has decreased by 5 percent, from 99 percent to 94 percent, but the classification has increased in size by 987 percent or 644 acres. The 94 percent efficiency rate is extremely high considering the amount of acreage involved.

The City of Torrance contains twenty zones which are actually in use. Eight of these zones have an efficiency rate of less than seventy percent, a deceiving percentage because an efficiency rate of less than seventy percent by no means denotes a nonfunctional zone. The following examination of the eight zones which are less than seventy percent efficient will show that as proper development occurs, the efficiency rate will improve. It is simply a matter of time before existing land uses comply with current zoning codes. Tables V through IX summarize the general land use categories and the intensity of land use under each zone.

RESIDENTIAL ZONES

The primary use of the R-3 zone is medium density residential. The R-3 zone totals 682 acres, which represents 6 percent of the total classified area in the City. The R-3 zone has an efficiency rate of 68 percent, with 430 acres devoted to medium density residential uses, and 32 acres vacant. Low density residential is the largest non-primary use, with 20 percent of the total R-3 zone devoted to single family housing. This problem is concentrated primarily in two areas of Torrance, the Walteria and Downtown districts. The inefficiency of the R-3 zone is the result of single family structures having been constructed before the R-3 zone was in effect. This zone will become more efficient as the low density residential dwellings are replaced by medium density structures or as rezoning occurs.

The RR-3 zone's primary use is medium density residential. The zoning code defines the zone as a restricted multiple family district. The zone totals 13 acres, which represents 0.11 percent of the total classified area. The RR-3 zone is 67 percent efficient, having 7 acres devoted to medium density residential, and 2 acres vacant. Low density residential is the only non-conforming use in the zone, occupying 4 acres. The RR-3 zone was designed to prohibit the addition of units to single family structures; single family structures may not be converted to multiple family dwellings. This is done by requiring the removal of any existing structures before the use can be changed to multiple family residential. The zone is being used extensively in older residential areas to encourage replacement of old single family dwellings with multiple family structures. With low density still occupying approximately 33 percent of its area, the RR-3 zone has not yet accomplished its primary objective.

The R-5 zone's primary use is high density residential. The code defines the zone as a high rise residential district. The zone totals 5 acres, which represents 0.04 percent of the total classified area, and is 22 percent efficient with only 1 acre being devoted to high-rise residential. The R-5 zone is new to the City of Torrance, and this partially explains its inefficiency rate. The R-5

TABLE V
RESIDENTIAL ZONES

<u>Existing Land Uses</u>	<u>Total Acres</u>	<u>Percent of Total Zone</u>
SINGLE FAMILY (R-1)		
Low Density*	3,562.77	89.30
Vacant	93.01	2.33
Agriculture-Mining	184.67	4.62
Recreation	56.98	1.42
Sump	28.20	0.70
Other Land Uses	<u>63.67</u>	<u>1.59</u>
TOTAL	3,989.30	99.96
TWO FAMILY (R-2)		
Low Density*	219.36	89.07
Vacant	4.68	1.90
Medium Density	8.52	3.45
Mining-Agriculture	3.13	1.27
Other Land Uses	<u>10.58</u>	<u>4.29</u>
TOTAL	246.27	99.98
LIMITED MULTIPLE FAMILY (R-3)		
Medium Density*	430.10	63.05
Vacant	32.31	4.73
Low Density	138.58	20.31
Religious Activities	33.19	4.86
Recreation	18.14	2.65
Other Land Uses	<u>29.79</u>	<u>4.36</u>
TOTAL	682.11	99.96
RESTRICTED MULTIPLE FAMILY (RR-3)		
Medium Density*	6.94	54.38
Vacant	1.58	12.38
Low Density	<u>4.24</u>	<u>33.22</u>
TOTAL	12.76	99.98
UNLIMITED MULTIPLE FAMILY (R-4)		
Medium Density*	14.12	88.08
Governmental	1.70	10.60
Low Density	<u>0.21</u>	<u>1.31</u>
TOTAL	16.03	99.99
HIGH RISE (R-5)		
High Density*	1.01	22.24
Trailer Court	3.08	67.84
Service Commercial	<u>0.45</u>	<u>9.91</u>
TOTAL	4.54	99.99
RESIDENTIAL-PROFESSIONAL (R-P)		
Medium Density*	9.11	32.87
Service Commercial*	2.23	8.04
Vacant	6.34	22.87
Low Density	4.57	16.49
General Commercial	3.43	12.37
Other Land Uses	<u>2.03</u>	<u>7.32</u>
TOTAL	27.71	99.96

*Primary Use

zone has no height or density restrictions, as the aim of this zone is to encourage development of high-rise residential structures. The efficiency rate of the R-5 zone should increase as the demand for higher density housing increases.

The R-P zone, which encompasses 23 acres, allows medium density residential and service commercial. The zone is 64 percent efficient with 9 acres being used for medium density residential, 2 acres devoted to service commercial uses, and 6 acres vacant. The largest non-primary uses, low density residential and general commercial, represent 29 percent of the total R-P zone. The inefficiency of the zone is due to the fact that non-primary uses were constructed prior to the creation of the zone. Low density residential will eventually be replaced by multiple family structures but the general commercial uses will probably remain as secondary allowable uses.

COMMERCIAL ZONES

There are no totally inefficient zones in the commercial zone classification, yet several of the zones border on the seventy percent level. The most obvious reason for this low efficiency lies in the fact that many subservient uses are allowed in the zones by code. These uses, coupled with the educational and governmental uses common to almost all zones, combine to detract from the efficiency of the zones while they are in complete accord with the zoning ordinance itself. Many of the non-conforming uses in the commercial zone classification were in their proper zone prior to the rezoning of these commercial areas. The zoning efficiency rate will increase as the non-conforming uses adapt to current zoning codes. Table VI summarizes the land uses in the commercial zone classification.

MANUFACTURING ZONES

The zoning code defines the M-1 zone as a light manufacturing district. The primary use of the zone is considered manufacturing. The zone totals 221 acres, which represents 2 percent of the total classified area. The M-1 zone is 52 percent efficient, with 35 acres devoted to industrial uses, and 80 acres vacant. Here again, the principal reason for the lack of efficiency is the fact that the M-1 zone allows many uses which do not fall under its primary use classification, but are allowed by code. In fact only low and medium density residential uses are not allowed specifically or by inference in the M-1 zone.

The zoning code defines the M-L zone as a limited manufacturing district with its primary use considered manufacturing. The M-L zone (110 acres) is 42 percent efficient, with 9 acres devoted to manufacturing uses, and 38 acres vacant. The inefficiency of the M-L zone may be attributable to its being a new zone in the City of Torrance. All existing structures in these areas were constructed before the M-L zone was in effect. The zoning efficiency rate will increase as the non-conforming uses adapt to current zoning codes.

SPECIAL ZONES

The zoning code defines the P-1 zone as an open area, planting, recreational and parking district. This report considers planting and parking as the primary uses in the zone. Until recently, recreation was considered the primary use in the P-1 zone, but all recreational uses are in the process of being rezoned P-U. The P-1 zone totals 49 acres, which represents 0.45 percent of the total classified area. The zone is 12 percent efficient, with 5 acres being used for planting and parking and 1 acre vacant. The P-1 zone will achieve greater efficiency when all recreational areas incorporated in P-1 are rezoned P-U.

AGRICULTURE ZONE

The zoning code defines the A-1 zone as a light agricultural district. The zone totals 459 acres, which represents 4 percent of the classified area. The A-1 zone is 42 percent efficient, having 80 acres devoted to agricultural uses and 113 acres vacant. Non-conforming uses represent 58 percent of the total A-1 zone. Low density residential is the only other use permitted in the A-1 zone by code, and it represents only 9 percent of the zone. Approximately 50 percent of the uses in the A-1 zone are not allowed by the City zoning code. The primary reason for the inefficiency is the history of the zone. The A-1 zone was designed primarily for light agricultural uses, but (through the years) many subservient uses have been allowed in this zone, e.g., low density residential, secondary and primary schools, and churches. Many of the uses were granted conditional use permits, rather than rezoning for non-conforming uses. The non-conforming uses in the zone are in the process of being rezoned, rather than being forced to conform to existing A-1 zoning. The A-1 zoning efficiency rate will improve as rezoning occurs.

CONCLUSION AND SUMMARY

No study or report can generate a program that will change the forces and conditions that have through the course of many years molded a city into its existing state. The land use inventory, however, examined such conditions and forces to determine what kind of land use and zoning structure actually exists and in what direction it is going. Based on the findings of the previous sections, the City can judge whether the present course is desirable; and if changes are required to reach a desired goal, necessary changes can be made on the basis of the facts presented.

The excellence of the residential sections of Torrance is unquestionably one of the City's greatest assets. There is every indication that this high-quality environment will not only continue but will increase in value and drawing power. However, as the pressures of urbanization increase, the demand for vacant residential land will increase proportionately. An interesting and disturbing land use feature is the fact that only 2 percent of the residentially zoned land is vacant property. As the process of urbanization continues, and local oil reserves are depleted, oil lands will continue to be developed

TABLE VI
COMMERCIAL ZONES

<u>Existing Land Uses</u>	<u>Total Acres</u>	<u>Percent of Total Zone</u>
RETAIL COMMERCIAL (C-1)		
General Commercial*	25.54	44.10
Service Commercial*	13.50	23.31
Parking Lot Commercial*	2.06	3.56
Vacant	1.93	3.33
Medium Density	6.03	10.41
Low Density	4.36	7.53
Other Land Uses	<u>4.50</u>	<u>7.77</u>
TOTAL	57.92	100.01
GENERAL COMMERCIAL (C-2)		
General Commercial*	150.31	46.87
Service Commercial*	41.75	13.02
Commercial Manufacturing*	8.29	2.58
Parking Lot Commercial*	10.40	3.24
Vacant	31.56	9.84
Low Density	18.89	5.89
Medium Density	42.50	13.25
Other Land Uses	<u>16.93</u>	<u>5.28</u>
TOTAL	320.63	99.97
SOLELY COMMERCIAL (C-3)		
General Commercial*	352.06	69.89
Service Commercial*	19.97	3.96
Commercial Manufacturing*	14.65	2.90
Vacant	82.97	16.47
Trailer Court	7.80	1.54
Sump	5.24	1.04
Manufacturing	5.02	0.99
Other Land Uses	<u>16.02</u>	<u>3.18</u>
TOTAL	503.73	99.97
SHOPPING CENTER (C-4)		
General Commercial*	34.21	86.67
Service Commercial*	1.10	2.78
Vacant	3.30	8.36
Other Land Uses	<u>0.86</u>	<u>2.17</u>
TOTAL	39.47	99.98
CONDITIONAL COMMERCIAL (C-5)		
General Commercial*	70.87	45.98
Service Commercial*	14.15	9.18
Commercial Manufacturing*	1.45	37.58
Vacant	57.93	0.94
Transportation	2.28	1.47
Low Density	2.44	1.58
Manufacturing	2.64	1.71
Other Land Uses	<u>2.37</u>	<u>1.57</u>
TOTAL	154.13	100.01
RESIDENTIAL COMMERCIAL (C-R)		
General Commercial*	5.41	35.99
Service Commercial*	1.70	11.31
Vacant	6.02	40.05
Low Density	1.20	7.98
Other Land Uses	<u>0.70</u>	<u>4.65</u>
TOTAL	15.03	99.98

*Primary Use

with surface uses, in some cases, in combination with continued subsurface extraction. The further building of single-family units will go hand in hand with further development of apartment units, many of which will be multi-storied projects.

The present manufacturing environment of Torrance is more than satisfactory. Particularly important in this connection, is the fact that the City has made adequate provision to ensure the future availability of suitable manufacturing land. While 18 percent (Table III) of the classified land in the City is actually in manufacturing uses, over 6 percent of the City area zoned for manufacturing is vacant and available for primary uses if needed. Generally speaking, the rate of absorption of properties set aside for manufacturing is slower than is the rate of absorption for other types of land use. Vacant manufacturing land should be retained for future manufacturing activity, and if this land is not developed in its primary use it could be retained for other urban uses.

In many cities the amount of property that has been classified for commercial purposes is so grotesquely in excess of the long-established ratio between commercial areas and the population they are to serve, as to produce, in terms of demand, a huge surplus of commercially zoned property that remains dormant and unused. This however is not the case in Torrance; the element of demand has absorbed a large supply of commercial land at a fantastic rate. Over a period of five years, land use for commercial purposes has increased by nearly two-thirds. Torrance has a limited amount of vacant land zoned for commercial development; if present commercial trends continue, the City will have to consider the possibility of rezoning for future commercial property.

Public land is needed for various purposes. These are parks and playgrounds, rights-of-way for throughfares and street widening, and public buildings. The amount of population increase and private development directly affects the amount of land needed. In Torrance, these needs have increased faster than the land has been obtained. At this time, with approximately 90 percent of the City already in use, it is abundantly clear that if private development continues without adequate provision to obtain land for public purposes in the amounts and locations needed, the quality of the local living environment may be jeopardized.

The most significant statistic in the land use inventory is the one pertaining to vacant land. Approximately 10 percent of the City is vacant land. This is the only property remaining to accommodate future population and economic growth aside from the recycling of land already developed. If Torrance's population forecasts and projections are such that modest growth is to be expected, it is foreseeable that there will be developable vacant land available. However, there is a need for the City to re-examine its traditional development policy, present densities, and its goals and standards for encouraging new growth.

The small portion of inefficiencies, as noted in the zoning efficiency portion of this land use inventory, represents a commendable result of the City's past and current zoning practices. In this report all non-primary uses were considered inefficient; however, the City zoning code does allow uses which do not fall under a zone's primary use classification. If this inventory had included all land uses allowed by code, the efficiency rate of Torrance would be approximately 95 percent. In comparable inventories in Los Angeles County, no other city has approached the close adherence of land use to land zoned that is evident in Torrance.

These empirical and comprehensive statistical data will serve a very useful purpose in that they reveal what has happened in the past, and what the present circumstances are. The two points in time establish a direction which, when projected, offers a reasonably valid foundation on which to influence and predict the future. The City will do well to protect and thus preserve the quality of these accomplishments, thus assuring that in the future the advantages realized to date will continue to pay dividends.



TABLE VII
MANUFACTURING ZONES

<u>Existing Land Uses</u>	<u>Total Acres</u>	<u>Percent of Total Zone</u>
LIGHT MANUFACTURING (M-1)		
Manufacturing*	34.67	15.66
Vacant	79.93	36.11
Transportation	49.32	22.28
Commercial Manufacturing	11.19	5.05
General Commercial	11.87	5.36
Low Density	7.01	3.16
Sump	4.81	2.17
Other Land Uses	<u>22.55</u>	<u>10.18</u>
TOTAL	221.35	99.97
HEAVY MANUFACTURING (M-2)		
Manufacturing*	1,886.45	61.04
Vacant	509.68	16.49
Airport	390.94	12.65
Mining-Agriculture	57.98	1.87
Transportation	49.79	1.61
Commercial Manufacturing	50.46	1.63
Governmental	89.17	2.88
General Commercial	16.59	0.54
Parking Lot Manufacturing*	11.98	0.38
Other Land Uses	<u>27.90</u>	<u>0.90</u>
TOTAL	3,090.94	99.99
LIMITED MANUFACTURING (M-L)		
Manufacturing*	8.77	8.01
Commercial Manufacturing	13.27	12.12
Vacant	37.69	34.42
Trailer Court	10.22	9.33
Low Density	9.20	8.40
Education	8.61	7.86
General Commercial	5.65	5.16
Mining-Agriculture	5.10	4.66
Other Land Uses	<u>11.00</u>	<u>10.04</u>
TOTAL	109.51	100.00

*Primary Use

TABLE VIII
SPECIAL ZONES

<u>Existing Land Uses</u>	<u>Total Acres</u>	<u>Percent of Total Zone</u>
OPEN AREA, PLANTING & PARKING (P-1)		
Governmental*	5.42	11.09
Vacant	0.50	1.02
Recreation	41.64	85.22
Other Land Uses	<u>1.30</u>	<u>2.66</u>
TOTAL	48.86	99.99
PUBLIC USE (P-U)		
Education*	527.34	89.62
Recreation*	4.95	0.84
Governmental*	44.44	7.55
Vacant	<u>11.70</u>	<u>1.99</u>
TOTAL	588.43	100.00
HOSPITAL-MEDICAL-DENTAL (HMD)		
Service Commercial*	39.10	54.44
Vacant	<u>32.71</u>	<u>45.55</u>
TOTAL	71.81	99.99

*Primary Use

TABLE IX
AGRICULTURE ZONE

<u>Existing Land Uses</u>	<u>Total Acres</u>	<u>Percent of Total Zone</u>
LIGHT AGRICULTURE (A-1)		
Agriculture-Mining*	79.88	17.41
Vacant	113.35	24.70
Transportation	116.62	25.42
Sump	37.65	8.21
Low Density	40.05	8.72
Other Land Uses	<u>71.37</u>	<u>15.55</u>
TOTAL	458.83	100.01

*Primary Use



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CITY OFFICIALS

Ken Miller, mayor
James R. Armstrong, councilman
George W. Brewster, councilman
Cathryn A. Geissert, councilwoman
George B. Surber, councilman
William J. Uerkwitz, councilman
Dr. Donald E. Wilson, councilman

Edward J. Ferraro, city manager
Vernon W. Coil, city clerk
Thomas C. Rupert, city treasurer

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Velma Shelbourn, commissioner
Kenny Uyeda, commissioner
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Charles M. Shartle, planning director

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Charles Gomez, associate planner
Albert Warot, assistant planner
Jim Gregorius, planning aide
Michael Schubach, planning aide

Ron Gnagy, art direction/graphics/photography

